

EXHIBIT NO.

1

10
6-14-03

Docket Item #12
SPECIAL USE PERMIT #2003-0039

Planning Commission Meeting
June 3, 2003

ISSUE: Consideration of a request for a special use permit to operate a restaurant.

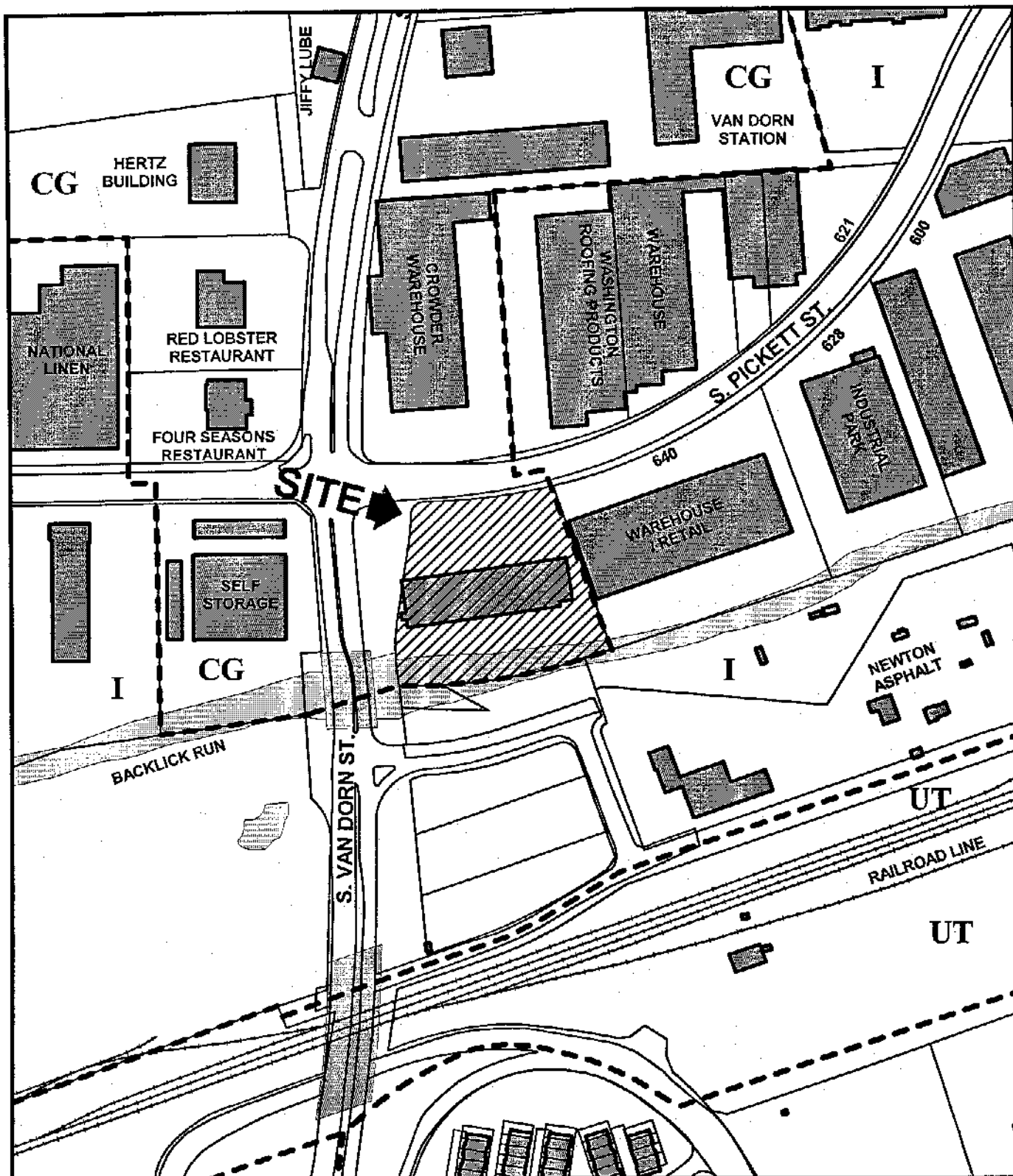
APPLICANT: Scifu Tessema

LOCATION: 664 South Pickett Street

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, JUNE 3, 2003: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



SUP #2003-0039

06/03/03



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. No more than 78 seats may be provided. (P&Z)
3. No outside dining facilities shall be located on the premises. (P&Z)
4. Live entertainment may be provided. (P&Z)
5. The hours of operation shall be limited to 12:00 p.m. to 2:00 a.m. daily. (P&Z)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
7. On site alcohol service is permitted. No off-premise alcohol sales are permitted. (P&Z)
8. No food, beverages, or other material shall be stored outside. The applicant shall be permitted to store two 50 to 75 gallon cooking oil drums directly behind the restaurant adjacent to the rear stairs. These drums shall be covered by a lid at all times. (P&Z)
9. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
10. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
11. No equipment including kitchen equipment shall not be cleaned outside, nor shall any cooking residue or any other waste be washed onto the streets, sidewalks, alleys, or into storm sewers. (T&ES)

12. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building and no amplified noise will be audible at the property line. (T&ES)
14. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police)
15. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees. (Police)
16. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all SUP provisions and requirements. (P&Z)
17. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
18. The Director of Planning and Zoning shall review the special use permit one year from approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Notes: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Scifu Tessema, requests special use permit approval for the operation of a restaurant located at 664 South Pickett Street.
2. The subject property is one lot of record with 223 feet of frontage on South Pickett Street, 311 feet of depth and a total lot area of approximately 2.3 acres. The property is located on the southeast corner of South Pickett and South Van Dorn Streets. The site is developed with a single story, multi-tenant shopping center, with surface parking, known as the Pickett Street Plaza Shopping Center. The shopping center is occupied by four restaurants, a printing shop, and five retail and personal shops. The subject restaurant is proposed to occupy a 1,630 square feet space that is currently vacant, adjacent to Charlie Chang's Restaurant, on the eastern side of the center.

The surrounding area is occupied with commercial and industrial uses including warehouse and commercial space to the east of the property, where Nick's Restaurant is located, an asphalt company to the southeast, a warehouse and a roofing products company are located to the north across Pickett Street. Across South Van Dorn Street to the west is a self storage facility and restaurant uses.

3. The applicant requests special use permit approval to operate an Ethiopian Restaurant with 78 seats. The hours of operation will be 12:00 p.m. to 2:00 a.m. daily. The applicant will serve ethnic Ethiopian cuisine for lunch and dinner. The applicant is proposing to have low level, live entertainment by a two person Ethiopian band from 10:30 p.m. until 2:00 a.m. on Fridays and Saturdays. The applicant anticipates about 10 total employees which include cooks and servers.
4. Trash will be disposed of in a dumpster located at the back of the building, and collected once or twice a week as needed.
5. A loading area is located at the back of the center. The applicant anticipates loading to occur twice a week between 9:00 a.m. and 12:00 p.m.
6. According to Section 8-200 (A)(8), a restaurant with 78 seats is required to provide 20 spaces. There are four other restaurants in the building, and three retail and three personal service tenants. The total parking requirement for the building with the proposed restaurant is 118. The subject property has 119 spaces, therefore, the technical parking requirement is met.

7. Zoning: The subject property is located in the CG/Commercial general zone. Section 4-403(Y) of the zoning ordinance allows a restaurant in the CG zone only with a special use permit.
8. Master Plan: The proposed use is consistent with the Landmark/Van Dorn chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff does not object to the proposed restaurant located at 664 South Pickett Street. The use is compatible with the existing mix of commercial uses at the shopping center. The subject restaurant is in an area occupied mostly by industrial and commercial uses, not in the immediate vicinity of residential, and less likely to have any negative impacts on the area.

However, staff is generally concerned about the potential for negative impacts caused from uses that operate with late night hours and offer both alcohol service and live entertainment. Nick's Restaurant, located nearby at 642 South Pickett Street, has hours similar to those the applicant proposes, offers alcohol service and has in the past had a number of complaints and problems. Therefore, to ensure that problems do not arise at the subject restaurant, staff recommends a review one year after approval. Staff has also included all of the standard restaurant conditions.

With these conditions, staff recommends approval of the special use permit.

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 No equipment including kitchen equipment shall not be cleaned outside, nor shall any cooking residue or any other waste be washed onto the streets, sidewalks, alleys, or into storm sewers.
- R-2 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified noise will be audible at the property line.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 313.0.
- C-6 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 The following code requirements apply where food preparation results in the development of grease laden vapors:
 - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- F-1 An Alexandria Health Department Permit is required for all regulated facilities.
 - 1) Five sets of plans are to be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
 - 2) Permits must be obtained prior to operation.
 - 3) This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
 - 4) Certified Food Managers must be on duty during all hours of operation.
 - 5) Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2003-0039

[must use black ink or type]

PROPERTY LOCATION: 604 S. Fickell St

TAX MAP REFERENCE: 67.00 02 8.01 ZONE: CG

APPLICANT Name: SEIFU TESSEMA

Address: 6103 Franconia Forest Ln Alexandria, 22310

PROPERTY OWNER Name: SNZ Real Estate

Address: 7609 D-Airpark Rd. Gaithersburg, MD.

PROPOSED USE: Ethiopian Restaurant

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

SEIFU TESSEMA
Print Name of Applicant or Agent

6103 Franconia Forest Ln
Mailing/Street Address

Alexandria VA - 22310
City and State Zip Code

Seifu Tessema
Signature

GM (703) 869-4414
(703) 461-9420
Telephone # Fax #

4/1/03

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 2003-0039

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*) ☒ the Owner ☐ Contract Purchaser
☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Ethiopian Restaurant Serving 78 Patrons
With 2 Cooks & 8 Waitresses. Serving Lunch
From 12:00 pm up to 4:00 pm and Serving Dinner
from 5:00 pm until closing time 2:00 am - 7 days a week
On Fridays and Saturdays We will have 2 man
Ethiopian traditional Band entertaining the patrons -
With a low level sound from 10:30 pm to 2:00 am.
The Shopping mall have sufficient parking lot, Specially
after 10:00 almost all of the shops are closed except
Our Restaurant.
Information about parking will be attached.

USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*
☒ a new use requiring a special use permit,
☐ a development special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____
5. Please describe the capacity of the proposed use:
A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).
78 Patrons, 2 Cooks & 4 Servers

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
Lunch & Dinner 10 Employees

6. Please describe the proposed hours and days of operation of the proposed use:
Day: 7 Days Hours: 12:00 noon upto 2:00 am

7. Please describe any potential noise emanating from the proposed use:
A. Describe the noise levels anticipated from all mechanical equipment and patrons.

B. How will the noise from patrons be controlled?

there won't be any noise that will
disturb the patrons.

8. Describe any potential odors emanating from the proposed use and plans to control them:

the kitchen is well equipped with hoods with
complit ventilation system.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

all trash & garbage will be disposed at
designated garbage disposal.

B. How much trash and garbage will be generated by the use?

C. How often will trash be collected?

Once or twice as needed

D. How will you prevent littering on the property, streets and nearby properties?

the shopping plaza have it's cleaning
people.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

1 parking space for every 4 seats

- B. How many parking spaces of each type are provided for the proposed use:

102 Standard spaces

_____ Compact spaces

✓ Handicapped accessible spaces.

_____ Other.

- C. Where is required parking located? ☒ on-site ☐ off-site (check one)

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

- B. How many loading spaces are available for the use? One for each Store

- C. Where are off-street loading facilities located? at the back of Store

D. During what hours of the day do you expect loading/unloading operations to occur?

Between 9:00 am - 12:00 pm

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Twice a week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

None

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? square feet.

18. What will the total area occupied by the proposed use be?

1630 sq. ft. (existing) + 1630 sq. ft. (addition if any) = 1630 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☒ a shopping center. Please provide name of the center: Pickett Street Plaza

☐ an office building. Please provide name of the building:

☐ other, please describe:

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 66 At a bar: 12 Total number proposed: 78

2. Will the restaurant offer any of the following?

☒ alcoholic beverages ☒ beer and wine (on-premises)
☐ beer and wine (off-premises)

3. Please describe the type of food that will be served:

Ethiopian Ethnic food

4. The restaurant will offer the following service (check items that apply):

☒ table service ☒ bar ☒ carry-out ☐ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____

Will delivery drivers use their own vehicles? ☐ Yes. ☐ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? ☐ Yes. ☐ No.

If yes, please describe: 2 man band Ethiopian traditional entertainment

SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN**CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS
ADOPTED BY CITY COUNCIL BY RESOLUTION, NOVEMBER 13, 1993****Parking**

1. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:
 - A. The parking demand generated by the proposed restaurant.
 - B.. The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
 - C. How employees who drive will be accommodated off the street at least in the evenings and on weekends.
 - D. The predicted impact of the restaurant on the parking supply at the evening peak, weekend peak, and daytime peak.
 - E. A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.
2. Additionally, please answer the following:
 - A. What percent of patron parking can be accommodated off-street?
(check one)
 - ☐ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ No parking can be accommodated off-street
 - B. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends?
(check one)
 - ☐ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ None
 - C. What is the estimated peak evening impact upon neighborhoods?
(check one)
 - ☐ No parking impact predicted
 - ☐ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter

The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours

- Maximum number of patrons shall be determined by adding the following:

$$\begin{array}{r}
 \underline{78} \text{ Maximum number of patron dining seats} \\
 + \underline{12} \text{ Maximum number of patron bar seats} \\
 \hline
 \text{Maximum number of standing patrons} \\
 \hline
 \text{Maximum number of patrons}
 \end{array}$$

- 8 Maximum number of employees by hour at any one time

- Hours of operation:
(check one)

☐ Closes by 8:00 P.M.
☐ Closes after 8:00 P.M. but by 10:00 P.M.
☐ Closes after 10:00 P.M. but by Midnight
☒ Closes after Midnight

[Closing time means when the restaurant is empty of patrons.]

- Alcohol Consumption:
(Check one)

☐ High ratio of alcohol to food
☐ Balance between alcohol and food
☒ Low ratio of alcohol to food

SUP 2003-0039

22'-0" EMERGENCY VEHICLE EASEMENT
SERVICE

22'-0" EMERGENCY VEHICLE EASEMENT
SERVICE

CHARLIE CHANG'S RESTAURANT	PROPOSED "ELFEGN ETHIOPIAN RESTAURANT"	DIG BITE PIZZA	LAUNDRYMAT	LANDMARK BAKERY CAFE	TSEDEY ABEHAH GROCERY	BARBICQ CLOTHING	RADIO SHACK	MINUTE MAN PRESS	DRY CLEANERS	JERRY'S SUB SHOP
OPERATING HOURS: 11:00 AM TO 10:30 PM	PROPOSED OPERATING HOURS: "LUNCH" 11:30 AM TO 4:00 PM "DINNER" 5:00 PM TO 2:00 AM 12:00 PM	OPERATING HOURS: 11:00 AM TO 11:00 PM FRI / SAT 11:00 AM TO 12:00 PM	OPERATING HOURS: 7:00 AM TO 9:30 PM	OPERATING HOURS: 10:00 AM TO 7:00 PM	OPERATING HOURS: 10:00 AM TO 9:00 PM	OPERATING HOURS: 10:00 AM TO 8:00 PM	OPERATING HOURS: 10:00 AM TO 8:00 PM SAT / SUN 12:00 AM TO 5:00 PM	OPERATING HOURS: 9:00 AM TO 8:00 PM CLOSED SUNDAY	OPERATING HOURS: 8:00 AM TO 8:00 PM CLOSED SUNDAY	OPERATING HOURS: 11:00 AM TO 9:00 PM

864

872

EXISTING - 12 PARKING SPACES @ 8'-0" x 15' - 5"

EXISTING - 15 PARKING SPACES @ 8'-0" x 15' - 5"

EXISTING - 10 PARKING SPACES @ 8'-0" x 20' - 0"

EXISTING - 15 PARKING SPACES @ 8'-0" x 20' - 0"

EXISTING - 10 PARKING SPACES @ 8'-0" x 20' - 0"

EXISTING - 14 PARKING SPACES @ 8'-0" x 20' - 0"

EXISTING - 10 PARKING SPACES @ 8'-0" x 20' - 0"

EXISTING - 12 PARKING SPACES @ 8'-0" x 15' - 0"

EXIT
ENTRY

EXIT
ENTRY

EXIT
ENTRY

SOUTH PICKETT STREET

SITE SCHEMATIC
NO SCALE

TOTAL EXISTING AVAILABLE PARKING SPACES = 98

SITE INFORMATION WAS EXTRACTED FROM SITE PLAN AS FURNISHED BY LANDLORD.
DRAWING PREPARED BY "SAUNDERS, PEARSON, APPLETON & PARTNERS"
DATED 11 / 15 / 1972.

22'-0" EMERGENCY VEHICLE EASEMENT
SERVICE

SOUTH VAN DORAN STREET

22

INTERIOR ALTERATION FOR:

ELFEGN ETHIOPIAN RESTAURANT

864 SOUTH PICKETT STREET

RICHARD J. SCHUETZ, AIA
RJS DESIGN CONSULTANTS
114 CLEVELAND ROAD
ALBANY, GEORGIA 31706-3346
Telephone 1-404-788-4377 FAX 1-404-788-1855

DATE	REVISION
10/1/72	BASE PLAN
10/1/72	PLAN 207
10/1/72	SECTION 1
10/1/72	SECTION 2
10/1/72	SECTION 3
10/1/72	SECTION 4
10/1/72	SECTION 5
10/1/72	SECTION 6
10/1/72	SECTION 7
10/1/72	SECTION 8
10/1/72	SECTION 9
10/1/72	SECTION 10

A-2

APPLICATION for SPECIAL USE PERMIT # 2003-0039 ¹⁰

[must use black ink or type]

PROPERTY LOCATION: 664 S. Fickitt St

TAX MAP REFERENCE: 67.00 02 8.01 ZONE: CG

APPLICANT Name: SEIFU TESSEMA

Address: 6103 Franconia Forest Ln Alexandria, 22310

PROPERTY OWNER Name: SNZ Real Estate

Address: 7609 D. Airpark Rd. Gaithersburg, MD.

PROPOSED USE: Ethiopian Restaurant

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SEIFU TESSEMA
Print Name of Applicant or Agent

6103 Franconia Forest Ln
Mailing/Street Address

Alexandria VA - 22310
City and State Zip Code

Seifu Tessema
Signature

Cell (703) 869-4414
(703) 461-9420
Telephone # Fax #

4/1/03
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: RECOMMEND APPROVAL, UC

ACTION - CITY COUNCIL: 6/14/03PH-- SEE ATTACHED.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission

City Council approved the action Consent Calendar, with the removal of items 5, 6, 8, 10 and 14.

3. City Council approved the Planning Commission recommendation.

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation. (separate motion)

6. City Council approved the Planning Commission recommendation, with an amendment to condition #6 to add car carriers to the language. (separate motion)

7. City Council approved the Planning Commission recommendation.

8. City Council approved the Planning Commission recommendation. (separate motion)

9. City Council approved the Planning Commission recommendation.

10. City Council approved the Planning Commission recommendation, with an amendment to condition #5 to read as follows: The hours of operation shall be limited to 12:00 noon to 1:00 a.m. daily. (separate motion)

11. City Council approved the Planning Commission recommendation.

12. City Council approved the Planning Commission recommendation.

13. City Council approved the Planning Commission recommendation.

14. City Council deferred this item until September (at the request of the applicant.) (separate motion)

15. City Council approved the Planning Commission recommendation.

16. City Council approved the Planning Commission recommendation.

17. City Council approved the Planning Commission recommendation.

Council Action: _____